



LAKE SIDE CONSULTANTS

LAKE SIDECONSULTANTS.NET

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MUNICIPAL PARTNERSHIP PACKET
CITY OF CREST HILL



Full Spectrum Building Department Services

OCTOBER 5, 2022

Prepared for: Jim Marino, City Administrator
Prepared by: Rick Dandan, Founder – Lakeside Consultants



TABLE OF CONTENTS

INTRODUCTION

COVER LETTER

BACKGROUND

RESPONSE & SERVICE PLAN

PROPOSED TEAM

FEE SCHEDULE

CURRENT MUNICIPAL PARTNERS & REFERENCES

PROVIDING STREAMLINED SERVICE AND PARTNERSHIP FORGED IN HISTORY, AND BUILT FOR THE FUTURE!!





Mr. Jim Marino,

Thank you for the opportunity to serve the residents of Crest Hill, a community I know well.

Having served as Building Department Official, I have had the task of budgeting for a department and can say there is no comparison.

Based on current market, budget, State, funding, and external issues, finding qualified building officials and inspectors has never been more difficult for a community to hire in-house. Without a large financial investment, you will have a difficult time finding high quality staff.

Lakeside Consultants is a family-operated community-based profit share initiative of industry professionals providing a wide range of building code related services. Formed in current times by forward-thinking, experienced professionals, we create efficiencies and streamline the processes for our clients.

I formed this partnership 3 years ago based on my service model after serving local building departments providing supplemental building inspections, code enforcement and plan reviews on my own for more than a decade.

We are not a service company. We have reorganized the way building departments do business with consultants and we are saving communities upwards of \$300,000 a year in operating costs. How? By providing off site, efficient services and going third party. For a flat monthly rate, we will give you the power of a fully staffed building department at a significant budget reduction. Our anticipated actual cost of \$120,000 per year would typically cost the municipality around \$300,000 to \$500,000 after salaries, employee costs, vehicles, etc.

We are a partnership of only highly skilled, experienced, and credentialed industry professionals that focus on quality over quantity in terms of clients and services.

Lakeside is built completely supplemental. Working hand in hand with your current staff in the Building Department or other consultants to provide the most effective services available.

Through our Tattered Flag Initiative, we return up to 25% of our revenue to non-profit organizations, social services, & community initiatives.

Currently we successfully provide our boutique services to 20 building departments in 3 states. Combined with our public sector division we operate in 9 states.

Finally, Crest Hill would have optional access to our proprietary virtual hub free of charge and our Saturday inspection services if desired. Lakeside is a versatile partner to use when and how you see fit.

Sincerely,
Rick Dandan



BACKGROUND

Lakeside Consultants was founded in 2019.

- There was, at that time and would be continuing for years down the line, a major shortage of qualified inspectors and plan reviewers that were affecting both the government and public sector. Most experienced officials at this point were retiring and younger individuals were not getting into our field at a suitable rate.
- Also, most consultants in the area had a large number of clients but not a lot of qualified staff so we thought: how can a company with many clients provide ethical, qualified, cost-effective solutions to our standards, we realized they could not.

Two principles:

1. Small batch building code services where we limit our number of clients which will ensure we are able to provide high-level educational and community-based services.
2. Form a partnership/profit share initiative where our inspectors and plan reviewers are PARTNERS not employees. Instantly we were able to separate from service companies by establishing a team of local highly credentialed professionals that they did not have access to.

Hence why after 3 years we have grown year over year with additional municipal clients and more talented partners wanting to join us! Currently from our main office in Warrenville IL, we now are providing services in 9 states through our six offices.

Lakeside Consultants was founded on a principle of PEOPLE before profits, and it shows!

With us it's no fluff, we are true professionals who understand how to service a community!



RESPONSE & SERVICE PLAN

Having served as municipal employees and third-party consultants we understand responsive customer service and quality services. LC provides a proven system that is adaptable to YOUR specific needs and provides efficiency and maximum value.

Lakeside Consultants leads the pack with our easy to use and integrated proprietary service models that increase efficiency, lower staff time commitment and response/service times for all parties.

Lakeside can also blend in and adapt to your current style and systems which we call “chameleon phase” blend in with little to no logistical headaches meaning we could start tomorrow without missing a beat.

Lakeside Consultants proposes to provide all as-needed City of Crest Hill, IL Building Department services as determined and directed by Community Development Director.

Service plan TBD by City Administrator and Lakeside.

Electronic plan review is one of our specialties and can be handled through email with just a pdf of the applicable plans and permit documents or you can use our proprietary easy to navigate software free to our municipal partners who want to advance their electronic plan review and inspection capability.

Code/plan reviews are completed and returned within six (6) business days of receipt with day one starting business day after receipt. Large scale commercial projects will require a few additional business days. Lakeside has a proprietary funnel plan review system where each applicable review is systematically reviewed by State licensed architect, professional and structural engineer, ICC master code professional, plumbing specialist and finally a State specific building code specialist.

Paper reviews are picked up and dropped off by our friendly in-house courier at no cost on Monday, Wednesday & Friday but can be adjusted as needed. Electronic reviews can be sent at any time.

Inspection requests can be completed next day after notification Monday- Saturday.
Virtual inspections can be completed within a few hours and are available Monday- Saturday.

Phone calls, staff requests, resident questions, emails, and messages are typically returned same day, most within 2 hours.

EFFICIENCY ON OUR END CREATES MORE RESPONSIVE SERVICES FOR CONTRACTORS, STAFF & RESIDENTS.



PROPOSED TEAM

Rick Dandan: Client Manager

Dedicated point of contact and service coordinator between Crest Hill & Lakeside.

Kaylynn Bown: Operations Director

Handles all internal operations for the company as well as day to day correspondence between residents, staff, contractors, and design professionals. Certified Permit Technician

Pete Vernon: Assigned Plans Examiner

Experienced ICC Master Code Professional and municipal plans examiner

John Sclafani: Assigned Field Inspector

Experienced ICC Certified Building Inspector, previously serviced as Chief Building Inspector for a local community

Todd Simon: Assigned Plumbing Inspector

Experienced State of Illinois Certified Plumbing Inspector, License No. 058-134749

Brian Fragassi: Assigned Virtual Combination Inspector

Experienced and knowledgeable combination building inspector, holds 20 ICC Certifications

Bill Wallrich: Assigned Property Maintenance Inspector

Experienced ICC Certified Property Maintenance Inspector and runs our Property Maintenance Program

David Eisenbraun: Assigned Planner

Experienced government planner who is AICP Certified

*Additional professionals are available; we work with you to place the best possible fit. Multiple plumbing inspectors available.



FEE SCHEDULE

Lakeside will work with the City to create the most cost-effective fee structure to benefit the City, residents and permit applicants.

OPTION 1:

Commercial Plan Review: 0.3% of construction cost. Minimum \$200. (Includes zoning)

(Example: \$1,000,000 project x 0.003 = \$3,000 review fee). **Paid by permit applicant as pass through, no charge to City**

PLUS+

Monthly Rate: \$10,000 for budget purposes yearly amount CTE. \$120,000 **Services paid for by City at flat rate with no additional costs and no limits for services below:**

Residential Plan Review, Permit Inspection Services, Code Enforcement Services, Office Time, Building Official Duties, Planning Services, Virtual Permit Tech Services, Site Management Services, Residential Pre-Sale Inspections, Residential & Commercial Inspections.

OPTION 2:

Plan Review: (Includes Zoning)	Commercial 0.25% Minimum \$200	
	Residential \$84 per hour (small scale would be ½ hr per permit)	
Inspections:	\$42 flat/per inspection	
Code Enforcement/Property Maintenance:	\$65 per hour	
Building Official/Permit Technician:	\$65 per hour	Office Time: \$65 per hour
Fire Inspections:	\$84 per hour	Fire Plan Review: \$84 per hour
Planning Services:	\$120 per hour	

***We will match and beat any qualified competitors charge methods or fees. Lakeside also offers various other charge methods including:**

- **Percentage of permit charge.**
- **Flat rate.**
- **Set Contract Amount (Cost Not to Exceed)**
- **Your idea!**

CURRENT MUNICIPAL PARTNERS



ARLINGTON HEIGHTS - BERKELEY - BERWYN - BIG ROCK - FOREST PARK -
LAKEWOOD - LA GRANGE PARK - MONTGOMERY - NORTH RIVERSIDE - RIVERSIDE -
TINLEY PARK - WARRENVILLE - WESTCHESTER - WHEATON - WESTMONT - ILLINOIS
STATE BOARD OF EDUCATION (PUBLIC SCHOOL INSPECTIONS)



CADIZ – MONROE



FRANKLIN

REFERENCES

Michael Coleman - Building Official: Village of Tinley Park, IL (Population 57,000).
Licensed IL Architect. 708-614-9646 worked on various large scale residential/commercial
projects around the community.

Mike Klupar - Building Official: Village of Montgomery, IL (Population 20,000).
630-281-0399 worked on various large scale commercial projects around the community.

